

**50 Morning Street, Gundaroo, NSW 2620**



**House For Sale**

Sunday, 23 June 2024

50 Morning Street, Gundaroo, NSW 2620

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 1897 m2**

**Type: House**



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## By negotiation

This gorgeous historic cottage known affectionately by locals as "The Prickle Farm" has been lovingly restored and boasts a famous past. Built in 1874 by blacksmith, Robert Edwards, it's now a very comfortable three or four bedroom residence with two living areas. Reminiscent of 19th Century Australian living, the heart of the home is the beautifully renovated kitchen with open plan dining and living room complete with a slow combustion fireplace for comfort through the winter months. A second cosy nook provides break out space for the secondary bedrooms (two queen-sized) and retains gorgeous charm with its hardwood floorboards, shiplap walls and feature cast iron fire. It's the cottage charm that really sets this property apart, a theme which is carried outdoors to where you will find cottage gardens to explore, a kitchen garden with herbs, veggies, and a front verandah and white picket fence overlooking a quaint rear lane. Considerable thought has been put into establishing the entire block to be both aesthetically pleasing and functional. A rear deck and paved area are perfect for entertaining or relax in the superb cedar sauna nestled amongst the gardens. The kids will love the lawn area while the bigger kids will find the 96sqm shed (4 car garage) and store room, perfect as a gym, for that car restoration or a myriad of other pursuits. The 1,897sqm allotment offers plenty of space for chooks, orchards or a greenhouse and there's driveway access off Morning Street direct to the shed. Wander on down the street grab a coffee from Neat Street Coffee Co as you walk the kids to Gundaroo's excellent primary school. You're spoilt for choice with an array of excellent food establishments in addition to a well-stocked village store and oval with playground. 50 Morning Street provides an excellent opportunity for those looking to experience Gundaroo Village's heritage charm to its fullest and acquire your very own piece of history with all the hard work done. - 143sqm of living on a 1897sqm block- Open plan living- Slow combustion burner in main living area- Brick fireplace in front living room- Shiplap lining boards, cyprus pine floor boards- 4 person seater barrel Sauna with 6kw Harvia heater- 20,000L rain water tank- 22,500 litre rain water tank- Large 96.25sqm shed- Garden shed- Dual access from rear lane and Morning Street- 30 minute drive from north Canberra and 40 minutes to airport- Reliable school bus services to and from the village- Primary School and award winning eateries a short walk away

Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and description.